

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, March 13, 2019

2:00 PM

1901 S. Alamo

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Christopher Garcia, Chair |

Connie Gonzalez, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | June Kachtik | Jessica Brunson | Julia Carrillo | Jennifer Ramos

| Dr. Cherise Rohr-Allegrini |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment |

Rey Saldaña, Councilmember | Erik Walsh, City Manager |

12:30 P.M. - Work Session, Tobin Room.

1. SA Parks System Plan Update (Sandy Jenkins, Parks and Recreation Manager, Parks and Recreation Department).

2. Briefing and discussion regarding the draft Brooks Area Regional Center Plan, an implementation component of the SA Tomorrow Comprehensive Plan. (Rudy Niño, Jr., AICP, Assistant Director, Planning Department).

3. Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

2:00 P.M. - Call to Order, Board Room

- Roll Call

- Citizens to be Heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

1. [19-2337](#) 180149: Request by Paul Garza, IBEW Local 60, for approval to subdivide a tract of land to establish IBEW Local Unit 60 Subdivision, generally located southeast of the intersection of Jones Maltsberger Road and North Loop 1604 East. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

2. [19-2228](#) 180360: Request by Jean Marie Latsha, Pedcor Investments-2018 CLXIX. L.P. and Hugo Gutierrez, Falcon International Bank, for approval to replat and subdivide a tract of land to establish Culebra Creek Apartments Subdivision, generally located northwest of Loop 1604 and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

3. [19-2476](#) 180442: Request by Ryan Mattox, RSI Stillwater, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 30 Subdivision, generally located southwest intersection of Stillwater Pass and Blazing Saddle. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

4. [19-2501](#) 180443: Request by Ryan Mattox, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 31, generally located southwest of the intersection of Blazing Saddle and Stillwater Pass. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

5. [19-2502](#) 180579: Request by Chase T. Watson, CnP3 Real Estate, LLC., for approval to subdivide a tract of land to establish CnP-SA Subdivision, generally located northwest of the intersection of Vance Jackson and UTSA Boulevard. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

6. [19-2408](#) 18-900002: Request by Marietta Hill, Zlatony Properties, LLC, for approval to replat a tract of land to establish Zlatony Properties Subdivision, generally located southwest of the intersection of Ridgecrest Drive and Janda Susan Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

Time Extensions

7. [19-2346](#) 140269: Request by John Ripley, Joabert Development, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Royal Crest Unit 1 & 2 Subdivision, generally located southeast of the intersection of Interstate Highway 35 and O'Connor Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

8. [19-2345](#) 160055: Request by Mark Benavides, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Hunter's Pond Unit 6 T.I.F. Subdivision, generally located southwest of the intersection of Southwest Loop 410 and South Zarzamora Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

9. [19-2259](#) PLAN AMENDMENT CASE # PA-2019-11600005 (Council District 7): A request by Kaufman & Killen, Inc., representative, for approval of a Resolution to amend the Huebner/Leon Creeks Community, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "High Density Residential" on 6.07 acres out of NCB 17971, located at 7719 and 7735 Eckhert Road. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700026)
10. [19-2474](#) PLAN AMENDMENT CASE # PA-2019-11600007 (Council District 1): A request by Julian Rotnofsky, applicant, for approval of a Resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Low Density Mixed Use" on 0.1917 acres out of NCB 844, located at 617 East Euclid Avenue. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700033)

Other Items

11. [19-2282](#) Consideration, discussion, and make recommendations on proposed amendments to Chapter 35, Unified Development Code, Section 35-B133 - Habitat Compliance Form. During the course of the discussion, members may discuss other sections of the UDC or other chapters of the City Code. Staff recommends approval. (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)

Approval of Minutes

12. [19-2427](#) Consideration and Action on the Minutes from February 27, 2019.

Director's Report**Adjournment**

At any time during the meeting, the Planning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).